

Growing in Lake Park

*Village of Lake Park
Economic Development Commission
Meeting*

Minutes

Thursday, September 19, 2013 Lake

Park Community Center

Attendees: John Box, Sandy Coughlin, Doug Lucas and Sharon Williams
Absent: Kendall Spence
Guests: Margaret Phillips

Call to order & Prayer

Sandy called the meeting to order at 6:37 pm and offered a reflection.

Minutes, Announcements & Finance

August meeting minutes were emailed to the EDC commissioners for review prior to presentation to Council September 10, 2013. Formally approved tonight, Sandy will email to Mark Phillips for the .gov website.

August expenses paid were \$13.80 for the August 20 EDC event mailing. The 2013-2014 fiscal year remaining balance is \$4836.62. John delivered the \$50 EDC Welcome New Business certificate to Bellasera Bistro. Streamworks Media received their's on August 20. Cemex's has not been delivered.

Council Comment

Doug Lucas's appointment for a third term on the EDC was confirmed September 10 and he was recognized at the August 20 luncheon.

Contracts to the Village will require proof of E-verify compliance within their companies, or certify if they are exempt from E-verify. Doug observed that this only applies to a contractor's new hires as there can be legal risks to employers who attempt to apply E-verify to employees hired before NC required it.

Following up on the Council questions on waste collection; the medical office remodeling is complete and the construction material dumpster has been removed. John will check on where the grease bins are sourced and advise whether one or both can be removed. Sandy will check with Covenant to learn if they own or service the loose rolling carts by the grease bins and advise about removal or repurpose. John noted that the Town Center's maintenance service cleans around the enclosed dumpster periodically and will bring to their attention that tenants are reminded that trash is not permitted within the enclosure unless it is in the dumpster. He recalled that a bag left outside the building was scattered the next morning. Sharon will remind her staff to watch for this. John will remind Percival McGuire to contact Sandy about the waste collection questions.

Commissioner Comment

John reviewed that UTA had not sought to sell the Town Center building but were approached by VT Management, a private firm owned by mother and son who invest in a few properties around the country and were taken with Lake Park. John is confident that the new owners will continue to support the upkeep and enhancement of the property as did UTA. The deal was mutually comfortable for UTA and VT and no material changes are anticipated. John will continue as Town Center leasing agent for VT (only two spaces are vacant). Percival McGuire will continue as property manager.

Mama's Mexican Café abruptly closed. It was reported that the business did not advise their leasor, but were behind in rent. Mr. Konarzewski became aware of the closure this week and changed the locks. The lease sign and padlock belonged to him from when he vacated the space.

New Business: Village Development Strategic Goals

A. Commercial Enhancements

John brought up the James Ross presentation on his laptop for general discussion. Consensus is that the suggested enhancements were limited and affordable in this fiscal year. Pending: Kendall's report on estimate to reposition and level the Volodko benches. The EDC unanimously voted to remove two grates from the base of the sidewalk tree on Creft and on Meeting and plant drought favorable perennial blue lariope as a first step to increasing the greenery on these streets. Doug will provide a quote for this before the next meeting. Sandy will convey the EDC's request to James Ross to further develop a more advanced plan. John expects VT Management will be as cooperative as UTA when street enhancements require easement arrangements with the Town Center building.

B. Town Center Leasing Update

John confirmed that in addition to security cameras over Skeeter's Bakery and Greyson Steele, that there are several others on the property which monitor 24/7 and routinely stores video record.

Skeeter's Bakery ran into a moisture problem which delayed their plans to open in September. John had discovered a similar problem in that space for which correction and certification was completed several months ago. The new problem arose just after VT Management closed on the property and VT has already authorized correction to be done promptly.

Old Business:

A. Signage: Repainting of the blade signs arrows is completed.

B. Union County Economic Development

The Executive Director, R Christopher Platé did not respond to our invitation to attend tonight's meeting. We have enough to keep us busy this fall so we will check back with him after the holidays.

C. mylakepark.com commercial website

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011											34	45
2012	57	42	31	11	17	59	25	30	21	28	14	13
2013	22	26	28	34	25	31	69	45				

D. Monthly Business Leader Meetings

1. August 20 Event: Jason Mink's presentation was well received. Sandy sent him a \$40 fuel gift card and thank you note. Bellaserra's invoice arrived with no mailing address; that's resolved and check issued. (W-9?)

2. September 24 Event: The noon lunch meeting will be at the Community Center. Doug will arrive to set up tables/chairs and will leave these in place for the Joyce party at 2:30 pm. Kendall will attend. Sharon will arrange beverages/cups/ice. John will confirm 15 boxed lunches with Bellasera. Call list:

Sharon: ☐Angela Williams CPA, ☐Katrina Fisher LLP, ☐Lake Park Family Practice, ☐Regenesi

John: ☐The Offices, ☐Gray Insurance, ☐Miss DeeDee's/My First School, ☐Bellasera, ☐Skeeter's

Doug: ☐TMC, ☐Prism ☐Central Academy at Lake Park ☐Greyson Steele

Kendall: ☐Children of Faith/FUMC, ☐HDI Investigation, ☐Fashion Crew

Sandy: ☐Lake Park Nursing & Rehabilitation Center, ☐Children's Lighthouse, ☐Cemex

Program item 1: mylakepark.com: Webmaster Don O'Brien's had a death in the family so he is called out of town and cannot present on Tuesday. EDC discussed offering a handout sheet but vetoed that since Don cannot present options Interest in the site may be part of the lunch discussion.

Program item 2: Fall Festival! Participating local vendors include Gray's, Total Tranquility, Lake Park Family Practice, CALP, Miss DeeDee's, possibly Fashion Crew and more. The Russell Park location is confirmed. The ground is more level than Town Center Park, allows more equal and convenient exposure for vendors and visitors. HOA does not provide power at festivals though food vendors have brought generators, NOTE: All vendors need to prepare an 'ad' and give to the DJ for making periodic announcements throughout the day. HOA will ensure that signage clearly directs attendees to Russell Park. Parking around Russell will only be available during set up and teardown. No parking there from 10 am – 6 pm. The restroom truck will be at the Community Center parking area, and remaining 2/3 of the spaces will remain available for handicapped parking.

3. October 22 Event: Babette Cauble confirmed her availability for an evening event to begin at 5:30 pm. EDC will provide light dinner fare. Sharon to confirm if a fee is involved. Babette will send Sandy some info for the October invitation mailing. Kendall to confirm the space reservation.

Communication & Events Calendar & Kiosk

Email or phone news items to Sandy before October 11 Villager deadline. The issue can be on www.lakeparknc.gov by the 10/16 and in homes by 10/22.

Next Meetings

Thursday, October 17, 2013 6:30 pm at Community Center

New Items: Town Center street updates (Ross, Volodko, Lariope),

Fall festival recap, Magnetic holiday calendar, October 22 dinner.

Adjourned by consensus at 8:15 pm.